



2 Morley Avenue,  
Ashgate, S40 4DA

£249,950

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WILKINS VARDY

# £249,950

BAY FRONTED SEMI ON CORNER PLOT - NO UPWARD CHAIN - SOUTH FACING REAR GARDEN

This delightful semi detached house on Morley Avenue offers 754 sq.ft. of well proportioned and neutrally presented accommodation which comprises of a spacious dual aspect reception room with patio doors opening onto a south facing rear garden. The property also features a kitchen with modern light oak units, three bedrooms and a family bathroom. Outside, there is a driveway providing off street parking and a single garage.

Located in a popular residential area to the west of Chesterfield, the surrounding area offers a range of local amenities, schools, and parks, making it an ideal choice for families and professionals alike.

This property is not just a house; it is a place to call home. Don't miss the chance to make it yours.

- BAY FRONTED SEMI ON CORNER PLOT
- MODERN KITCHEN
- FAMILY BATHROOM
- MATURE GARDENS TO THE FRONT AND REAR, THE REAR BEING SOUTH FACING
- EPC RATING: TBC
- SPACIOUS DUAL ASPECT RECEPTION ROOM
- THREE BEDROOMS, TWO OF WHICH HAVE FITTED STORAGE
- SINGLE GARAGE & OFF STREET PARKING
- NO UPWARD CHAIN

## General

Gas central heating (Boiler fitted in August 2025)  
uPVC sealed unit double glazed windows and doors  
5 x Solar panels  
Gross internal floor area - 70.0 sq.m./754 sq.ft.  
Council Tax Band - B  
Tenure - Freehold  
Secondary School Catchment Area - Outwood Academy Newbold

## On the Ground Floor

A uPVC double glazed front entrance door opens into a ...

## Entrance Hall

With staircase rising to the First Floor accommodation.

## Living/Dining Room

23'1 x 11'4 (7.04m x 3.45m)  
A spacious dual aspect reception with bay window overlooking the front garden and sliding patio doors overlooking and opening to the rear garden. This room also has a wall mounted coal effect electric fire.

## Kitchen

12'6 x 7'8 (3.81m x 2.34m)  
Being part tiled and fitted with a modern range of light oak wall, drawer and base units with complementary work surfaces over.  
Bay window recess having an inset single drainer stainless steel sink with mixer tap.  
Integrated microwave oven.  
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer and a freestanding cooker with fitted extractor hood over.  
A door gives access to a useful built-in pantry  
Vinyl flooring.  
A uPVC double glazed door gives access onto the side and to the rear of the property.

## On the First Floor

## Landing

## Bedroom One

12'5 x 11'4 (3.78m x 3.45m)  
A good sized bay fronted double bedroom having a range of fitted wardrobes along one wall.

## Bedroom Two

11'4 x 10'8 (3.45m x 3.25m)  
A good sized rear facing double bedroom having a fitted double wardrobe with sliding doors and overhead storage, together with a built-in 3-door floor to ceiling storage cupboard which houses the gas boiler.

## Bedroom Three

6'11 x 6'0 (2.11m x 1.83m)  
A front facing single bedroom.

## Family Bathroom

6'0 x 5'7 (1.83m x 1.70m)  
Being fully tiled and fitted with a white 3-piece suite comprising of a walk-in bath with mixer shower over, semi recessed wash hand basin with vanity unit below, and a low flush WC.  
Chrome heated towel rail.  
Tiled floor and downlighting.

## Outside

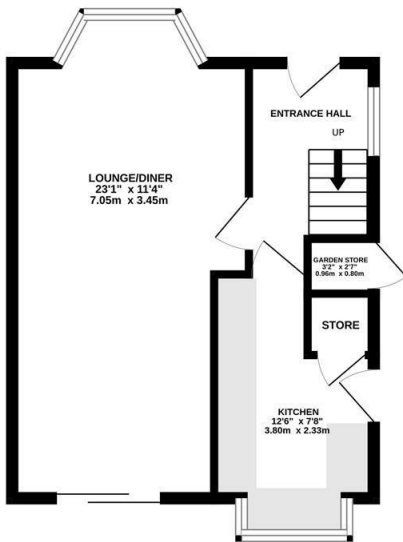
The property sits on a corner plot, having a lawned front garden with planted side borders set behind a stone boundary wall.

A tarmac driveway to the side of the property provides off street parking and leads to the Single Garage having wooden double doors to the front and a rear personnel door. There is also a wooden door to the side of the property which opens to an Integral Store.

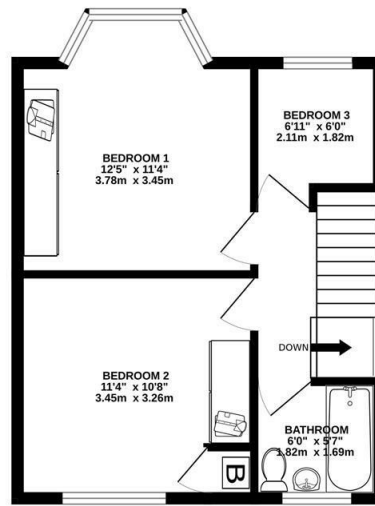
The south facing rear garden comprises of a paved patio and a hardstanding area suitable for a garden shed. There is also a lawn with side border.



GROUND FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 754 sq.ft. (70.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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network

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

## VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, electric fire, kitchen appliances, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

## SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Outwood Academy Newbold School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

### Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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